



**Walkley Crescent Road Walkley Sheffield S6 5BA**  
**Offers Around £250,000**



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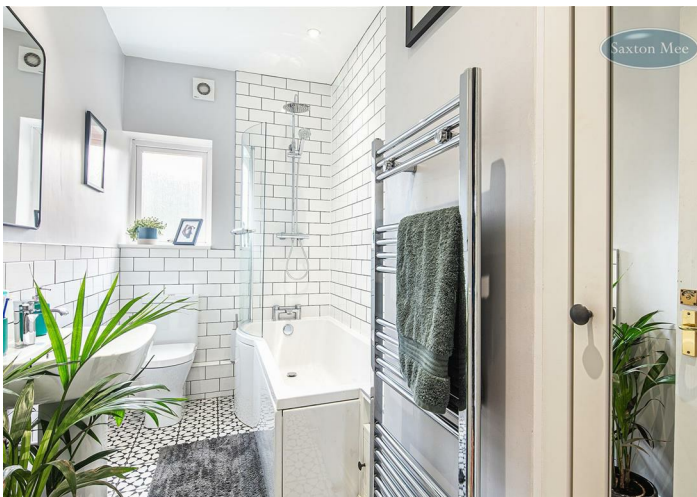
**\*\*STONE FRONTED\*\*SOUTH FACING GARDEN\*\*IDEAL FIRST TIME BUY\*\*FREEHOLD\*\***

This fabulous stone fronted three bedroom mid terraced house is located within the highly sought after area of Walkley and benefits from a superb sized, south facing garden. Well presented throughout, the property further benefits from having a new roof within recent years, a new well appointed bathroom, a multi-fuel log burning stove, and fabulous views from the attic bedroom. On the ground floor the accommodation briefly comprises a lounge to the front aspect which features original ceiling coving, a composite door and a multi-fuel stove, and a kitchen diner to the rear aspect that has a range of shaker style fitted units, exposed brick feature wall, a gas cooker, and access to both the cellar head and rear garden. The first floor has a double bedroom to the front which has a useful understairs cupboard, a large single bedroom to the rear aspect, and a contemporary fitted bathroom which has a 'P' shaped bath with a shower over, W/C, wash hand basin, heated towel rail and is partially tiled. From the landing area stairs lead to a room in the attic which has dual aspect Velux windows benefitting from far reaching views, and built-in eaves storage.

- STONE FRONTED MID TERRACE
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT
- NEW ROOF AND BATHROOM IN RECENT YEARS
- KITCHEN DINER
- LOG BURNER/MULTI-FUEL STOVE
- IDEAL FIRST TIME BUY
- CLOSE TO AMENITIES







## OUTSIDE

At the front of the property there is a small low maintenance garden which is set back from the pavement by way of a small stone wall and metal railings. To the rear is a fabulous sized south facing garden that features a paved patio area, lawn, planted beds and a timber shed. Access to the rear is via a secure gate through a shared passageway from the front.

## LOCATION

Located in one of the S6's most sought after residential areas within close proximity to all that South Road has to offer, including independent delicatessens, ASDA supermarket and bakeries. Local dentist and pharmacy. Excellent transport links. Walkley Millennium Green which is community green space is close-by. Easy access to Sheffield City Centre, Universities and hospitals.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



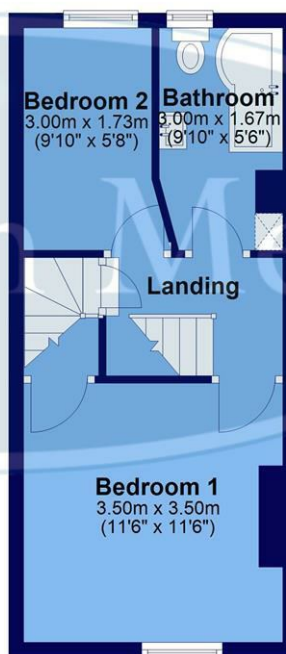
## Ground Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



## First Floor

Approx. 29.1 sq. metres (312.7 sq. feet)



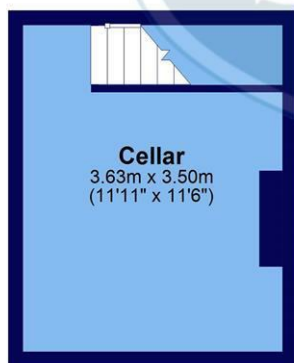
## Second Floor

Approx. 27.8 sq. metres (299.7 sq. feet)



## Cellar

Approx. 15.4 sq. metres (165.9 sq. feet)



Total area: approx. 101.4 sq. metres (1091.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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